

Approved - Wheaton Redevelopment Advisory Committee
November 17, 2010
Mid-County Regional Services – 2424 Reddie Drive Wheaton, MD 20902

Members Present, Gregory Baker; Maureen Carrington, Eleanor Duckett; Regina Dull, Jonathan Fink, Chelsea Johnson, Larysa Kurylas, Sara Lappano, Chris Lindsay, Diane Lynne, Leslie McDermott, Thomas Martin, James Mensah, Patrick Naehu, Erin Roberts, and Fran Ware

Members Absent: Ciliny Alce, Melissa Brown, Manuel Hidalgo, Susan Petersen, Zoe Lefkowitz, Bob Schilke, Stewart Tsao and Dave Taghipour

County Staff Present: Rob Klein, Pete McGinnity, Sharon Lasswell

Guests: Glenn Kreger with M-NCPPC; Taylor Brown, Wheaton Patch; Nabil Makar, Artist; Marian Fryer, WUDAC Representative; and Elizabeth Chaisson, GreenWheaton

Meeting Called to Order by the Chair, Mr. Baker, at 7:08 p.m.

Approval of Minutes

MOTION to approve the October minutes was made by Ms. Roberts and seconded by Ms. Lappano. All were in favor and minutes were approved.

Sector Plan Update by Mr. Klein

- The third Sector Plan Work Session will be November 18. Several specific issues to be discussed:
 - the recommendation that Veirs Mill Road be a priority retail street;
 - retaining Veterans Park;
 - Standard Properties, owner of the current site of Fitzgerald Wheaton Dodge/Suzuki, is looking to increase the zoning from FAR-4 to FAR-5 which the Planning staff supports;
 - it had been recommended that WTOP be rezoned because only about 15% of it is historical, however the Planning staff is not in favor of it;
 - Lindsay Ford has some issues with Plan recommendations. One is a proposed bike path going through their property. The Planning Board recommended that the path be taken off the map, but referenced in the text of the Plan. Lindsay Ford is seeking the abandonment of a portion of Kensington Boulevard. Planning staff opposes abandonment, recommending the street remain, for use by bikers and hikers. Planning staff is recommending the retention of a proposed street, which falls across Lindsay-owned properties on the north side of Veirs Mill Rd, as well as the retention of a 120-foot right-of-way on Veirs Mill Rd. to accommodate a Bus Rapid Transit lane.
 - Planning staff recommend against increased residential and commercial densities (from FAR-3.5 to FAR-4.0) on the Weinberg property located on the northwest corner of Blueridge Ave. and Elkin St.
 - Planning Staff recommended that Hickerson Drive be mapped as a proposed local street but that the Plan text be modified to allow for the consideration of abandonment under certain specified circumstances.

Subcommittee Reports

Planning & Visioning – Mr. Martin

- The subcommittee met on November 1 and spoke with Vince Burke of B. F. Saul Co.
- The subcommittee provided them with topics to be discussed at the Community Workshop on November 17 i.e. to build on previous visioning sessions held by Park and Planning; and provide real world examples of projects they have done elsewhere.
- Mr. Burke indicated it would be approximately five years before a shovel would go in the ground.
- Their next meeting will be December 6.

Project Review – Ms. Lappano spoke, as Ms. Petersen was absent

- The subcommittee is working on a form to better track projects as they come in and any changes that are made to the projects.
- The subcommittee outlined different types of categories and possible questions for developers and assigned them to individual members of the subcommittee – e.g. design questions or sustainability questions. At the next meeting, the group will look at assembling the categories and questions into a questionnaire.
- The subcommittee will work on educating the community.
- The proposed median fence for Georgia Avenue will be discussed at their next meeting on December 2.

Economic Development – Mr. Fink

- The subcommittee continues to map data related to homeowner and Civic associations within a 1.25 mile radius of Downtown Wheaton (Reedie Dr. & Georgia Ave.)
- They are editing contact lists and working on an outreach strategy
- They are examining Westfield's proposed commitment to small businesses outside the Mall.

Green Wheaton – by Ms. Chaisson

- The group meets the 4th Tuesday of each month.
- The group has been discussing the possibility of becoming a non-profit rather than a workgroup to WRAC and WUDAC.
- There was discussion regarding the storm water management letter.
- Ms. Chaisson mentioned the Urban District lights are not “dark sky friendly”. She asked if lighting is in the Sector Plan Design Guidelines

Interaction with WUDAC - Mr. Baker mentioned that on a rotating basis, WUDAC has assigned one of their members to attend the monthly WRAC meetings, and then introduced Marian Fryer of WUDAC. Mr. Baker recommended that the Redevelopment Advisory Committee develop a more formal process for interacting and communicating with WUDAC. He suggested that this be addressed soon, hopefully before the start of the New Year.

Meeting adjourned at 6:50 p.m.

Please note: your name will become public information, recorded in the minutes of this WRAC Committee meeting, which may be photocopied and disseminated to various groups, and may appear on the internet and become retrievable by internet search engines.”